

**BOARD OF PARK COMMISSIONERS  
REGULAR MEETING MINUTES  
City Hall, 11<sup>th</sup> Floor  
Park Conference Room  
455 N. Main  
August 19, 2013  
3:00 p.m.**

**Present:** Bryan Frye, Cindy Claycomb, Tom Roth, Ron Allen, Hoyt Hillman, Steve Hieger

**Absent:** None

**Also Present:** Doug Kupper, Director of Park and Recreation, Elizabeth Harlenske, City Assistant Attorney, Christina Butler, Clerk, Karen Holmes, Recreation Superintendent, Stacey Hamm, Brian Hill, Nick Glasgow, Kathy Dittmer, Phil Meyer, Mike Brand, citizens.

The meeting was called to order at 3:05pm.

Frye welcomed Steve Hieger to the Board noting that he represented District IV and was appointed by Councilman Blubaugh. He asked Hieger to tell the Board a little about himself.

Hieger stated he was a native of Wichita and grew up in Andale. He graduated from Kansas State University and had been involved in Chamber matters. His family's hobby is sailing and he was happy to have water in Cheney. He lives on the west side of Wichita in Auburn Hills.

**PUBLIC AGENDA**

**None.**

**REGULAR AGENDA**

**Item 1: Approval of Minutes**

**Motion by Roth , second by Allen, IT WAS UNANIMOUSLY VOTED to approve, sign and file minutes of the July 15, 2013, Board of Park Commissioners Regular Meeting (6-0).**

**Item 2: Aquatics Master Plan (Karen Holmes)**

Kupper introduced Karen Holmes as the Recreation Superintendent. He stated that the Board had seen the initial draft of the Aquatics Master Plan a few months ago and she was reviewing the final draft of the plan. Their intent was to get the Board's approval and then take it to City Council for approval.

Holmes stated that she had been working on the Aquatics Master Plan for over a year with a committee comprised of stake holders including swimmers, pool users, and swim team members. They had originally submitted the draft several months ago and have since changed some of the timelines and pool closures. In the first draft it was recommended to close McAdams and Minisa Pools. Since that

time Evergreen Pool has had some issues with its pump. Whenever there is an electrical storm it causes the pump to stop working and green algae forms which forces the pool to have to be closed. Therefore they are now recommending closing Evergreen Pool and re-opening it in 2016. The committee utilized meetings, activate-wichita.com and facebook for community engagement. Some community meetings had only six people in attendance; however on activate-wichita.com they received hundreds of candid comments.

Kupper asked why they selected McAdams as one of the pools to close.

Holmes said the numbers at the pool were low. They had tried to entice groups to attend the pool. Other than the groups, there were only 3-5 people utilizing the pool. She stated that they have an obligation to the neighborhood to have something there in place of the pool.

Allen agreed.

Holmes stated that some teens had requested a skate park be placed in McAdams. Another suggestion for the park was to install a splash pad or interactive water fountain. There also was an idea to involve high school students in a competition for a design for the water feature (splash pad/interactive water fountain). She noted she now had support of some of the community members who had originally been against closing the McAdams pool. This was due to meeting with them and sharing the proposed Aquatics Master Plan and plans for McAdams Park. She added that League 42 is just in the beginning phase for the McAdams baseball field. This is a baseball league that will bring the game to youth who may not otherwise be involved in the sport.

Allen stated there are sentimental values for McAdams Park. He grew up there and would hate to see it there with no community ties. He worked at the pool as a supervisor when he was younger, but there were no fountains and it was not very family friendly. He would like to see more slides and fun things to do.

Kupper agreed that it does have to be more family oriented and added that College Hill Pool has the fountains. He stated that there are now nine pools open and they had had 14 open in previous years. It is recommended to reduce the number of open pools to bring the current aquatics system to some semblance of sustainability. He stated they may need to add more pools later, or not build all planned aquatics centers based on community growth and need. He stated they would still have swim lanes, be able to teach swim lessons, and offer swim team activities. The niche for the city is having a neighborhood presence so as not to compete with the YMCA or other elements.

Frye asked if there were any public comments or questions. There were none.

Frye stated they need to make sure the plan is sustainable and that it is something of which they can be proud. He noted the current state of disrepair at the pools is not something that people are excited to attend. He grew up at Edgemoor and Boston pools and they used to be great places. Now there is just not enough there. They need resources to create places to be proud of and that the public will be happy about.

Kupper added that with the reduction in pools, they may be able to increase pool hours and have lighting to accommodate more rentals and have a more family-friendly place.

Frye stated he had heard that the season is too short and the daily hours are too short.

Kupper stated if they could find lifeguards to cover the early afternoon hours, they could possibly use high school students for after school hours at the pools.

Frye asked Kupper to confirm that none of the money is in the CIP.

Kupper confirmed. He stated that they originally had the retrofit of Harvest Pool in the CIP, and they could potentially use these funds for the Edgemoor Aquatics Center for 2015. They had started the conversation with Finance to work the budget to come up with the money for the 2015 Edgemoor Aquatics Center. They have funds to initiate for the design and demolition of Edgemoor and Country Acres.

Frye asked if they would ask the Country Acres Homeowners Association if they want the pool back.

Kupper responded they would not feel comfortable giving it back to them because of the state of the pool.

Claycomb stated she had heard that the all the pools would have to be retrofitted according to the new ADA rules for pools.

Holmes responded that was correct.

Claycomb asked is that was included in this.

Holmes responded yes.

Kupper added they may not have to update the old bathtub pools if they are creating the new ones.

Hieger asked if all the pools have to have this retrofit.

Kupper responded yes.

Hieger asked when it changed.

Kupper responded in 2010.

Hieger noted that he had a membership to another pool and they were told they only had to have one ADA compliant entry in order to be in compliance with the new ADA regulations.

Kupper stated that originally all pools had to be retrofitted by 2012, but there was so much pushback due to the expense that the deadline has been extended.

Claycomb wondered about losing customers from Edgemoor and the other closed pools.

Kupper stated that the Edgemoor zip codes moved to Boston Pool.

Frye asked if McAdams and Minisa Pool patrons would go to Evergreen. Kupper stated they probably would. He stated that McAdams' patrons might go to Edgemoor once it re-opens. He added that once they reviewed the Aley zip codes they would see that they are pulling customers from the Osage Center instead of South YMCA as originally thought.

Allen asked if the Boys and Girls Club used McAdams Pool.

Holmes responded yes and they had day cares that used McAdams.

Hillman asked how soon longer hours would start.

Holmes stated she was hoping with the closure of additional pools, they should be able to extend hours in 2014.

Claycomb noted that the Aquatics Master Plan draft was a very helpful document.

Holmes stated that most municipalities hire this type of document out, but they did this one in-house.

Frye asked if they were looking for action today so they could take it to Council.

Holmes responded yes.

**Motion by Frye, second by Claycomb, IT WAS UNANIMOUSLY VOTED to approve and endorse the Aquatics Master Plan and move it to City Council for approval (6-0).**

Frye thanked staff for their hard work and community engagement on this project. He noted that the community expects it and we fail them if we do not do it. He also thanked Jerry Warren who was the Park Board Member that served on the committee.

**Item 3: Request for Sale of Four Acres at Southlakes**

Kupper stated that a few months back, the Park Board authorized staff to begin negotiations with Mike Brand regarding the land adjacent to Southlakes and his property. Kupper had worked through Property Management for the four acres at the very south end of Southlakes Park and adjacent to the fishing lake which is a ¼ mile off of Seneca and 55<sup>th</sup> Street South. He introduced John Philbrick to discuss the other side of the fence.

Philbrick stated that he was the head of real estate for the City. He noted that the Board has a strip of land 165 feet wide and paid \$52,000 for it. He had reviewed similar properties and valued it at \$159,000 or \$0.90 per sq ft. He added if the berm is removed then the property value could be increased.

Kupper asked if the City had to acquire land for right-of-way (ROW) in this area.

Philbrick responded they did some acquisitions on 47<sup>th</sup> Street and paid up to \$1-\$2.50 per sq ft. for a strip of land.

Hillman referred to the aerial map and asked who owned the property marked in blue.

Kupper replied the developer owned it.

Kupper noted that the developer had requested to re-zone the area. The planning commission presented the developers plans to the DAB and the DAB was supportive. This does not mean it is approved or a done deal. This simply facilitates the progress should the Board approve the request. He stated the Board could request amenities to be built by the developer in exchange for the value of the land. This would be done instead of receiving a cash payment going into a fund to which the Board might not have access. He and his staff had several options for the Board to consider: 1) 6 ft fence on the new property line to keep residents from encroaching park property; 2) 10ft concrete walking path leading from parking lot; 3) picnic table slabs; 4) more access for fishermen to the lake; 5) playground elements added to a portion of the property; or 6) a conservation area developed into a play area. He stated that in his professional opinion, if the Board chose to exchange amenities for the land, he would recommend to go with the option of a fence, floating dock for fishing (which may or may not be ADA accessible), and walkways. He stated it is estimated to cost approximately \$23,000 for an appropriate sized dock and handrail. He stated they had created a plan in case the Board was supportive of selling the land.

Hillman stated that if the developer wants to develop the area, the first thing the developer should do is build a fence so it did not seem necessary to build the fence expense into the cost. He was delighted with the pathway and floating docks.

Kupper stated he and his staff could pursue it if that is the case.

Frye asked if there were any questions. There were none. He noted that the developer was also present.

Phil Meyer noted he was with the Bachman Company and was working with Mike Brand, the developer. He stated they were looking at building duplexes and had down-zoned the area. They were looking at the strip of land because they were tight in land for their development. He added that there were no screening requirements (fencing) because the development is residential, not commercial. He stated that time is of the essence because they would like to get started with the project. They had zoned the property in 2012 when they first appeared before board and again in early 2013. They would like streets to be put in by 2014.

Mike Brand stated they had planned to put up a wrought iron fence between the park property and the development. They would also have a concrete wall.

Hillman asked if the north piece of land was drainage.

Brand replied no. He stated that he had received a bid to remove the berm and it would cost between \$70,000-90,000. He purchased the property for \$35,000 and this property for \$55,000. He would also have a reserve there with some parking for citizens as well as the residents.

Hieger stated he liked the idea of enhancing the current park.

Frye agreed that it will enhance the park. He asked how the lake has been affected with all the rain.

Kupper responded that the rain had not adversely affected the lake.

Brand added that the lake did not come up over by more than 2 feet.

Frye asked what would have to happen next.

Kupper stated he wanted to validate that the Board wished to continue with negotiations for the land; and if they did, that the Board agreed with the plan for a dock, pathways, etc.

Frye asked if there was any way to have the pathway go all the way around lake.

Kupper responded that the cost would preclude them from adding the path all around. Eventually the path could connect the soccer and softball complexes to create better access.

Claycomb stated she was not really excited to give park land away, but the amenities looked good. She would consider the floating dock and the fence because it is park land. She noted that on the west side of this property there are people encroaching on park land where there is currently no fencing. The board does not have to trade dollar for dollar. They could ask more because of the value of park land to citizens.

Kupper stated they could create access points.

Meyer added there is a piece of the adjacent land owner's area that needs to be cleaned up and OCI needs to be contacted.

Frye stated he had seen the area and considered it to be dangerous. He noted he understood the timeline.

Kupper stated it was easier to move forward now since the appraiser has given his appraisal of the land.

Frye noted no action was needed.

#### **Item 4A: Steer Sculpture Placement Update**

Kupper reviewed the history for the new Board Members stating that the Delano District had given the City one of the stainless steel bulls from the Kansas Coliseum. Maize South High School had one of the bulls and the Delano District bequeathed the other bull to the Park Board. The Board had agreed to place it at the corner of McLean and Douglas by the fountain and the Chisholm Trail marker. His staff worked on the statue and thanks to the benevolence of the Greenway Alliance that is coming to fruition. It was decided to remove a light pole that would have been in the center of the bull and use the electrical services to up-light the bull.

Hillman added they had cleaned up south McLean and were aiming for installing the bull in two weeks with the dedication tentatively scheduled for September 28, 2013. He noted the bull would be installed to be facing south/southeast.

Kupper stated the bull will have a 16" platform for extra height with natural wild flowers and up-lighting.

Frye suggested having the signing circling the bull to make it more cohesive.

**Item 4B: Golf Update**

Kupper reviewed the July numbers which showed a 7% increase in rounds over July 2012. They had started to close the gap from the first part of the year, but with the rain in August, they are behind again. The marketing plan is doing its job by bringing golfers out when the weather is great. Even the 9 hole offers during the week are getting a great response. Customer service has improved with very few negative comments on surveys. Good customer service continues to be a push. The RFP for new software for golf is on the streets thus starting the process for a new golf software package. Stacey Hamm has worked with the golf staff for increased web presence.

Claycomb asked if the Golf Division will be ok on the debt repayment if all continues on the current path.

Kupper responded they should be fine.

Frye stated that the Golf Committee had discussed doing a trial at some courses by staggering prices rather than using coupons. For off-peak times they would have lower prices and peak times would be regular prices. They could possibly continue coupons for other courses that might need them.

Claycomb noted that she did not want the City Manager to find the Golf Division in a situation where they could not make their debt payment.

Frye stated that most expenses have already been incurred.

Frye stated that pace of play continues to be a concern for the Golf Committee and they are concentrating on getting people to play quicker. Quicker play means more golfers can play the courses. **Signage** has been created to show how long it should take to play the course and should be displayed soon. There was a request from the committee to meet the final three candidates for the Golf Division Manager position because they are vested in it and would like to meet the applicants.

Kupper stated the position posting would close the following Friday and the process would begin to select the Division Manager.

Frye stated that the construction at Tex Consolver was completed and they are still working at Clapp.

Kupper added there would be a dedication of Tex Consolver on Friday with the PARC foundation inaugural golf tournament.

Hamm added that the golfwichita website was being updated by Clark Castle, an intern for the department. The new website will feature a slider that will flow through all of the pages with coupons, branding, and the ability to book a tee time. There will also be information on booking events at the golf courses and will launch with weddings at Auburn Hills. In 2014 the website will have a tournaments page that is still in the creative stages. Eventually there will be a separate page for each course, for fees and specials, for course pricing, for lessons and for golf tips with videos from the Golf Pros.

Frye asked if it would be mobile phone/smartphone accessible.

Hamm responded she would like to have it, but they need to have the City's IT department work on that.

Frye asked if the RFP includes an app option.

Kupper responded they would like that as they are hoping golfers will be able to click and book a tee time. They would like to be as modern as possible for the smartphones.

Hamm stated she has a goal of launching the newly revised golfwichita by August 31, 2013. She asked for ideas or suggestions to be sent to [shamm@wichita.gov](mailto:shamm@wichita.gov).

**Item 4C: Recreation Update (Karen Holmes/Brian Hill)**

Hill began discussion on the City Aquatics Program. He noted they had just closed the season and had no major incidents or accidents. There were 300 saves recorded and most occurred in the deep end off the diving board or slide. There was a pool open every day this season due to moving hours around. He added that there were also four City swim records that were broken at this year's swim meets with one of them that had been held since 1963.

Hillman stated he was on that team.

Hill stated they had operated all nine pools on a reduced budget due to losing budget dollars at the last minute. They had over 1200 lessons which were down slightly from last year, but they only offered four sessions this year instead of five sessions like last year. They added four new aquazumba classes. He then reviewed the zip code study. Staff asked patrons to give their zip code as they entered the pools and the information was compiled in an "Attendance Distribution by Zip Code" Report. This report showed the zip codes of each pool's patrons. Attendance was negatively affected by the summer rain, competition from "more fun" pools and the loss of open hours and days per pool. Revenue estimates look like they will come in almost as good as last year and pool rentals increased. Some ideas for the 2014 season that are being considered are: 1) extending hours of operation; 2) creating an "All City" swim team; 3) changing the format for recreational swim meets; 4) focusing on increasing pool rentals for groups; 5) seeking sponsorships for free swim days, lessons and safety clinics; and 6) offering lessons at neighborhood pools. He noted they would also like to focus on offering reduced price or free lessons.

Hieger asked if they offered adult swim lessons.

Hill responded that they offered them, but there was no interest.

Frye asked if there were any other competing pools coming in 2014 or any improvements to current pools.

Kupper responded no.

Hill then reported on Watson and the activities taking place there. This year marked the return of the Easter egg hunt. Even though it snowed on the day of the hunt, those in attendance had fun. OK Kids Day was a success with over 800 people in attendance. They were also offering several new archery classes that were a great hit. They have renovated the sand volleyball pits by adding 80 tons of sand. Riverfest has brought their sand volleyball tournament back to Watson and three other applications for



tournaments have been taken that will lead to more revenue for the park. There have been five Eagle Scout Projects completed. They have logged more than 20,000 volunteer hours at the park. He noted that attendance numbers are higher than last year, but even though they are using the park more, they are not using the rides as much.

Hamm added that through the PARC Foundation they are launching a volunteer recruitment for Watson. They are working with railroad enthusiast groups. They have also placed a "Save the Train" ad in the Recreation Activity Guide.

#### **Item 5: Issues on the Horizon**

Frye noted that the next scheduled meeting was the retreat on September 21. He said that Hillman would be unable to attend and Allen would possibly be out of town. He thought they may need to move the retreat to have more attendance. He asked about October 5. Those in attendance said that the date looked good for them.

**Motion by Frye, second by Hillman, IT WAS UNANIMOUSLY VOTED to return the September meeting to September 16 (thus removing the September 21 meeting), move the retreat to October 5 and remove the October 21 meeting (6-0).**

Hillman stated he had toured several parks in his area and noted that the bicycle paths are not as well maintained as the parks.

Kupper stated that they may have different contracted mowers and they are not all on the same rotation. He added that due to the rains and storms, mud came up with the river water onto sidewalks and bicycle paths. They had to wait for the river to stabilize in order to start clean up efforts. He noted that Forestry was just beginning to get into the parks to work on the damage done from the June 27<sup>th</sup> storm. He stated the tree root systems have shrunk from the drought and now many are toppling over with the rain. He added that the park maintenance and forestry department are at 50% capacity in the employee ranks. But he asked Board members to email to David McGuire at [dmcguire@wichita.gov](mailto:dmcguire@wichita.gov) if they see anything that needs to be addressed.

Frye stated that the Grandparents' Park dedication was well attended and the park looks nice.

Kupper added that the President of AARP would be visiting on Wednesday.

Frye stated they had to postpone the Lincoln Dam Dedication.

Kupper stated this was due to the high volume of the river and also due to the catastrophic failure of the retaining wall. He noted there were many anxious kayakers and canoers ready to have permission to use the river again.

Hillman stated they were planning a dedication for the floating dock by Gander Mountain as well.

**Item 6: Adjourn**

There being no further business, the meeting was adjourned at 5:06pm.

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**Bryan Frye, President**

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**Christina Butler, Clerk**